

Charter Bylaw 18599

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2675

WHEREAS Lots 8, 9 and 10, Block 77, Plan 4590W; located at 9808 - 148 Street NW, Crestwood, Edmonton, Alberta, are specified on the Zoning Map as (RF1) Single Detached Residential Zone; and

WHEREAS an application was made to rezone the above described property to (DC2) Site Specific Development Control Provision;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Lots 8, 9 and 10, Block 77, Plan 4590W; located at 9808 - 148 Street NW, Crestwood, Edmonton, Alberta, which lands are shown on the sketch plan annexed hereto as Schedule "A", from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision.
2. The uses and regulations of the aforementioned DC2 Provision are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC2 Provision shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

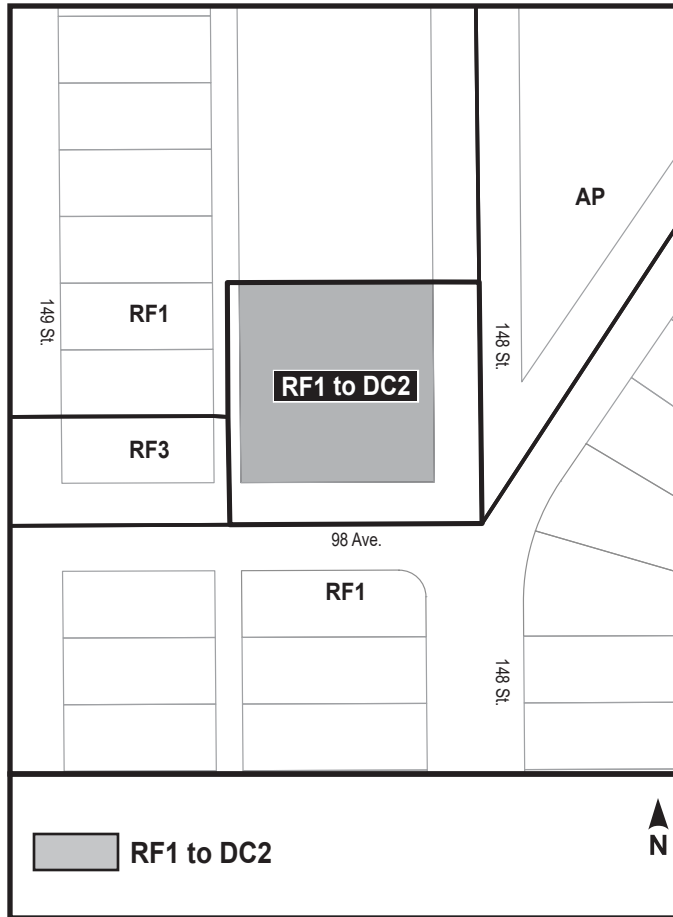
READ a first time this	day of	, A. D. 2018;
READ a second time this	day of	, A. D. 2018;
READ a third time this	day of	, A. D. 2018;
SIGNED and PASSED this	day of	, A. D. 2018.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

CHARTER BYLAW 18599



(DC2) Site Specific Development Control Provision**1. General Purpose**

To provide for a 12-bedroom Group Home with associated uses that is to be designed in a manner that is sensitive to the surrounding low density residential development.

2. Area of Application

This Provision shall apply to Lots 8-10, Block 77, Plan 4590W, located north of 98 Avenue and west of 148 Street, as shown in Schedule "A" of the Bylaw adopting this Provision, Crestwood.

3. Uses

- a. Commercial Schools
- b. Group Homes
- c. Health Services
- d. Limited Group Homes
- e. Lodging Houses
- f. Private Education Services
- g. Professional, Financial and Office Support Services
- h. Fascia On-premises Signs
- i. Freestanding On-premises Signs

4. Development Regulations**4.1 General**

- a. Development on the Site shall be in general conformance with Appendix I – Illustrative Site Plan.
- b. The maximum building Height shall be 8.9 m.
- c. The maximum Site Coverage shall be 45%.
- d. A minimum Side Setback of 4.5 m shall be provided from the north Lot Line.
- e. A minimum Side Setback of 4.5 m shall be provided from the south Lot Line.
- f. A minimum Front Setback of 6.0 m shall be provided from the east Lot Line.
- g. A minimum Rear Setback of 7.5 m shall be provided from the west Lot Line.

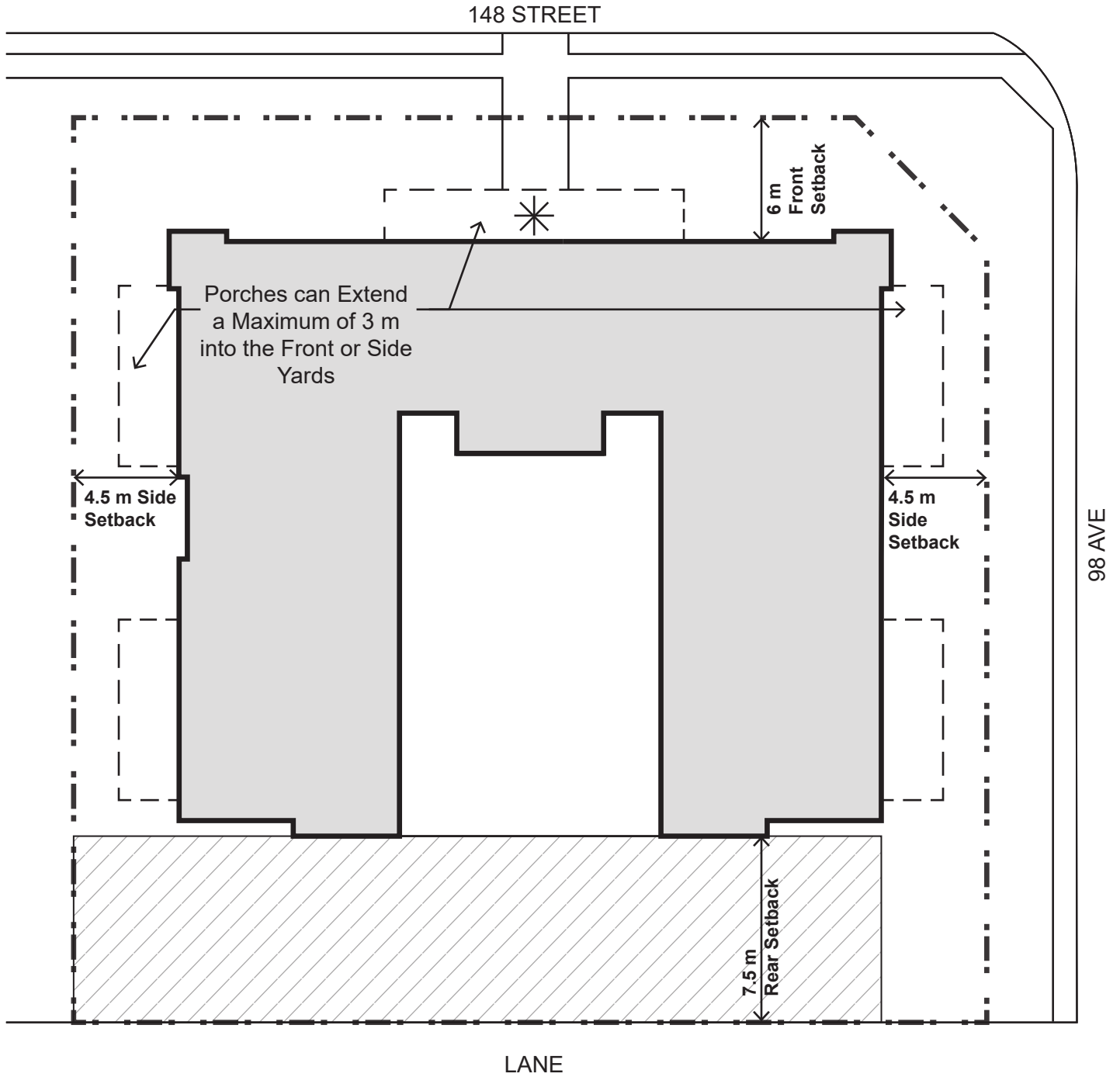
- h. Notwithstanding Sections 79 and 96 of the Zoning Bylaw, the maximum occupancy of the Group Home shall be 12 residents, and the Group Home shall be developed as a purpose-built freestanding structure.
- i. All Commercial Uses and Community, Educational, Recreational, and Cultural Service Uses, shall be Accessory Uses to the principal Group Home Use.
- j. Signage shall comply with the regulations found in Schedule 59A of the Zoning Bylaw.
- k. Platform Structures or single Storey Unenclosed Front Porches may project from the first Storey of a Dwelling a maximum of 3.0 m into a required Front Setback, provided that a minimum of 3.0 m is maintained between the Front Lot Line and the Platform Structure or Unenclosed Front Porch.
- l. Platform Structures or single Storey Unenclosed Front Porches may project from the first Storey of a Dwelling a maximum of 3.0 m into a required flanking Side Setback, provided that a minimum of 1.5 m is maintained between the flanking Side Lot Line and the Platform Structure or Unenclosed Front Porch.
- m. The Basement elevation shall be no more than 1.5 m above Grade.

4.2 Parking, Loading, Storage, and Trash Collection

- a. Vehicular access and egress shall be from the abutting Lane.
- b. A minimum of 10 Off- street Vehicular Parking Spaces, including a minimum of one accessible Vehicular Parking Space, shall be provided.
- c. A minimum of 5 Bicycle Parking Spaces shall be provided on site.
- d. Off-street vehicular parking, loading, storage, and trash collection areas shall be permitted within the Rear (west) Yards or Setbacks provided the areas are screened from view from public roadways and from any Site where a Single Detached Dwelling is listed as a Permitted Use.
- e. Any outdoor trash collection area shall be screened from view using either or a combination of screen planting, earth berming, masonry walls, wood Fencing or other man-made feature to a minimum Height of 1.85 m.

5.0 Urban Design

- a. The development shall be constructed with durable, high quality materials.
- b. Architectural treatment of all façades of the building shall create the appearance of a unified building exterior. The building shall incorporate design elements to reduce the perceived mass and add architectural interest, including but not limited to:
 - i. clear articulation of the façade, using a defined pattern of projections and recessions;
 - ii. the use of a variety of exterior cladding materials and colours; and
 - iii. a prominent front entrance.
- c. The entrance door or entrance feature shall face the Front Lot Line.
- d. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development.



Prominent Entry Fronting 148 Street or 98 Avenue



Property Line



Illustrative Building Footprint



Porch Outline



Parking, Loading, Storage and Trash Collection Area

Appendix 1
Illustrative Site Plan

